

Attachment 3
State Environmental Policy Act (SEPA) Policies for Northgate
June 18, 2004

As part of the adoption of the Northgate Area Comprehensive Plan (NACP) in 1993, the City adopted Ordinance 116770. This Ordinance identified 9 NACP implementation guidelines as policies that “may serve as the basis of exercising substantive SEPA authority” when reviewing Master Use Permit applications in Northgate.

Two recent Council resolutions have called for moving the NACP goals and policies to the City’s Comprehensive Plan, and part of this move is to address the policies listed in Ordinance 116770.

At their June 15th meeting, the Northgate Area Comprehensive Plan Subcommittee of the Northgate Stakeholders Group reviewed a proposal from Council staff for moving the Northgate SEPA policies to the SEPA ordinance. They endorsed this proposal with the addition of some specific references to the Northgate Plan guidelines. The endorsed proposal is shown below.

After the Subcommittee meeting on June 15th, Department of Planning and Development staff proposed a second option. In this option the Northgate SEPA policies would be addressed in the current work being done on the Northgate Coordinated Transportation Investment Plan (CTIP) and the Pedestrian & Open Space Plan. Resolution 30641, which directs that the CTIP be developed, raises the possibility of amending the Land Use Code and SEPA Ordinance to enable the City to use the CTIP in reviewing specific projects. This second option would allow more time to address the details of the Northgate SEPA policies. The current Northgate SEPA policies would remain in place until the CTIP and the Pedestrian & Open Space Plan are completed in 2005.

Council staff recommends that the Northgate Area Comprehensive Plan Subcommittee meet for a final time to discuss this new option and make a recommendation to the Stakeholders Group.

Northgate Stakeholder Subcommittee Recommendations from June 15, 2004

SMC 25.05.665 SEPA policies -- Overview.

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C. Neighborhood Plans. Subject to compliance with subsection D, neighborhood plan policies identified in Attachment 1 to this section may serve as the basis for exercising substantive SEPA authority.

Attachment 1 to Section 25.05.665

Policies for the Northgate Urban Center Plan

1. Maintain and protect single-family neighborhoods.
2. Reduce conflicts between vehicles and pedestrians by: enhancing on-site pedestrian safety; minimizing curb cuts in the Northgate core; providing safe and convenient pedestrian crossings on arterials; creating interior block pedestrian connections in and between large superblocks in the Northgate core to facilitate continuous pedestrian circulation; and providing skybridges if needed due to volume-to-capacity ratio increases at the intersection of 5th Ave NE and NE Northgate Way. In reviewing projects, consider Implementation Guideline 8.3 in the Northgate Area Comprehensive Plan Work Plan Matrix, Resolution 30327.
3. Improve arterial traffic flow and operations by creating internal circulation plans for substantial developments in the Northgate core area. Such plans should minimize use of arterials to provide access to the sites of substantial developments. In reviewing projects, consider Implementation Guideline 10.3 in the Northgate Area Comprehensive Plan Work Plan Matrix, Resolution 30327.
4. Direct traffic onto arterials to protect the neighborhood from avoidable intrusion of through traffic, through measures such as neighborhood traffic control devices. In reviewing projects, consider Implementation Guideline 10.4 in the Northgate Area Comprehensive Plan Work Plan Matrix, Resolution 30327.
5. Concentrate development within the Northgate core with adequate intensity to support frequent transit service. The most intense uses should be sited located within ¼ mile of the station.
6. Encourage pedestrian access to the transit station by creating an attractive, safe pedestrian environment. In reviewing projects, consider Implementation Guideline 11.2 in the Northgate Area Comprehensive Plan Work Plan Matrix, Resolution 30327.
7. Ensure that the high capacity transit station is accessible to residents of the surrounding communities. In reviewing projects, consider Implementation Guideline 11.3 in the Northgate Area Comprehensive Plan Work Plan Matrix, Resolution 30327.
8. Reduce potential runoff into Thornton Creek. In reviewing projects, consider Implementation Guideline 14.1 in the Northgate Area Comprehensive Plan Work Plan Matrix, Resolution 30327.

Note: The Attachment to Section 25.05.665 would also include a policy from the University District Urban Center Plan.

Department of Planning and Development
City of Seattle
June 24 Meeting Handout
Attachment 3, State Environmental Policy Act Policies for Northgate

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